

FYI - Draft

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

September 12, 2005

Department of Housing & Community Development
Housing Policy Division
1800 Third Street, Room 430
Sacramento, CA 95814

Attached is a draft copy of the City of Turlock's 2004 Annual Report on the status of the General Plan. The report will be presented to the City of Turlock City Council at their September 12, 2005 meeting. If you have any questions, please feel free to contact me at 668-5542, ext. 2205.

Sincerely,

Rose Stillo
Associate Planner
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DATE: September 1, 2005
TO: Planning Commission & City Council
FROM: Rose Stillo, Associate Planner
SUBJECT: 2004 General Plan Implementation Report

I. LEGAL REQUIREMENTS

The California Government Code [Section 65400 (b)] requires that an annual report on the status of the General Plan be submitted to the Council. The report must include the City's progress in implementing General Plan goals, including the progress in meeting the City's share of regional housing needs determined pursuant to Section 65584 of the Government Code.

II. GENERAL PLAN HISTORY

The City of Turlock General Plan 1992 – 2012 was adopted in March 1993. In order to maintain an internally consistent document, the City of Turlock completed a Review of the General Plan in May 2002. The Review involved the revision of text, tables and diagrams to incorporate updated information and policy modifications that have occurred over the past nine years. This Review did not constitute an "update" to the General Plan as defined by the California Government Code.

The State Department of Housing and Community Development (HCD) certified the Housing Element in September of 1992 and the City of Turlock General Plan and Master Environmental Assessment/Environmental Impact Report were adopted by the City Council in March of 1993. An updated Housing Element was certified by HCD in October 2003.

III. 2004 GENERAL PLAN AMENDMENTS

The City of Turlock General Plan 1992-2012 contains eight Elements: Land Use, Housing, Public Facilities & Services, Transportation, Open Space & Conservation, City Design, Noise, and Safety. The following table displays the only amendment to the General Plan approved during the calendar year 2004.

Project Name/Address	Project Ref. No.	APN	General Plan Change
Ramson Piro 2032 Divanian Drive	GPA 04-01	71-11-15	Redesignate 2.84 acres from Heavy Commercial to Low Density Residential for the development of 9 single-family lots.

IV. MAJOR AGENCY PLANNING PROJECTS IN 2004

❖ *Northeast Turlock Master Plan (NETMP)*

Adoption of the NETMP and annexation of the 255 acres to the City took place in 2004. The Plan establishes land uses, infrastructure requirements and design guidelines for urban development. Furthermore, the Plan includes a greenbelt buffer along the eastern edge, implementing General Plan policies that speak to the importance of providing separation between Turlock and neighboring communities.

❖ *Westside Industrial Specific Plan (WISP)*

This is an economic development strategy for approximately 1,760 acres of land in the southwestern portion of the General Plan Area. The area is already designated industrial in the Turlock General Plan. The intent is to promote job creation by making land available with urban services and infrastructure to facilitate industrial expansion and development. The WISP project would necessitate the annexation of about one-third of the project area. The Draft Specific Plan and Environmental Impact Reports are complete and a Financing Plan is underway. Adoption of the Plan is expected in late 2005.

❖ *Community Facilities District*

A Fiscal Impact Study of new residential development on General Fund supported services (police, fire, park maintenance, planning, etc.) concluded that current General Fund revenues are inadequate to support both existing as well as General Plan levels of services. In response, The City Council adopted a policy to require all new residential development not otherwise entitled by existing zoning to be included in a Community Facilities or Mello-Roos District as a condition of development. At its meeting of October 26, 2004, the City Council formed Turlock Community Facilities District No. 2 which generates additional General Fund revenues from an additional tax imposed on new homes.

❖ *East Tuolumne Master Plan*

The master planning and annexation of approximately 100 acres on the east side of the City began in 2004. The area is included in the City's Sphere of Influence and has a General Plan land use designation of "Very Low Density Residential." Therefore, it is expected that this project would consist of large, "estate" size residential lots. Workshops have been held to solicit property

owner/neighborhood input on the development of the Plan. Plan preparation is ongoing.

V. 2004 DEVELOPMENT APPLICATIONS PROCESSED

The City of Turlock Planning Commission held twelve meetings during the 2004 calendar year. During these meetings, 46 resolutions were adopted in association with the following projects:

- ❖ 9 Conditional Use Permits (One master sign program; one freeway sign; various commercial developments.)
- ❖ 16 Vesting Tentative Subdivision Maps (Fifteen single-family residential projects; one industrial subdivision.)
- ❖ 1 General Plan Amendment (see Section III above)
- ❖ 10 Planned Developments (Three amendments; one industrial subdivision; one 168 unit apartment complex; five single-family residential subdivisions)
- ❖ 1 Variance (Reduction in commercial building setback requirements)

Additionally, Turlock Planning staff processed 46 Minor Discretionary Permits during 2004, consisting of Design Reviews for new commercial buildings or residential projects on infill properties. Staff also processed 24 Minor Administrative Approvals, the majority of which were for second dwelling units.

VI. GENERAL PLAN IMPLEMENTATION ACCOMPLISHMENTS SINCE ADOPTION

Section 10 of the General Plan (Implementation Program) identifies eight (8) key objectives necessary to successfully implement the 1992-2012 Turlock General Plan. The Program relates closely to the Plan by bringing together policies from throughout the document. Its purpose is to serve as a reference for City staff and decision makers as they plan City implementation efforts. For members of the public and for the purpose of this report, the Implementation Program serves as a summary of General Plan accomplishments since the Plan's adoption and major activities the City will undertake in order to realize the guiding principles of the General Plan.

The following section is a historical summary of the City's accomplishments in implementing major policy themes in the Turlock General Plan.

Section 10 Implementation Program

10.1 ZONING ORDINANCE AND ZONING MAP REVISION

Requirements that the General Plan and Zoning Ordinance be consistent with each other mandate a review and update of the Zoning Map from time to time, to assure consistency with the General Plan Diagram. In addition, policies throughout the Plan call for changes to the City's Zoning Ordinance to address important community issues as they arise.

In 1997 and 2001, the City completed a comprehensive rezoning of property to ensure consistency with the General Plan Land Use Diagram. In 2002, City Council adopted amendments to the Zoning Ordinance, refining standards for Planned Developments, sign regulations, wireless communication facilities, equipment sales, service and rental businesses and other minor changes to the Code.

In 2003, the City Council amended the Zoning Ordinance to clarify and refine certain sections of the Municipal Code regarding second dwelling units in residential zoning districts, non-conforming uses and structures, setbacks in the R-L 4.5 (Low Density Residential - small lot) zoning district, temporary homeless shelters in churches and other religious assembly, garage conversions for State licensed family daycare facilities, guest parking for multi-family developments, standards for television antennas, chimneys, and other similar structures, solid waste disposal regulations for multi-family developments, and locational requirements for residential parking.

In 2003, the City of Turlock also amended the Zoning Ordinance to set limits on large-scale (big box) retailers. The amendment is intended to achieve three purposes:

1. Better define large-scale (big box) retail stores and to differentiate the various sub-categories of large-scale retail stores (discount stores, discount superstores, and discount club stores)
2. Require Planning Commission approval (CUP) for discount stores and discount clubs
3. Prohibit discount superstores, i.e. stores with over 100,000 square feet of sales floor area where more than 5% of sales floor area is devoted to the sale of non-taxable goods, such as groceries

In short, the amendment fulfills a number of General Plan policies relating to the promotion of neighborhood retail stores and encouraging measures which reduce traffic and air pollution.

In 2004, a Zoning Text Amendment was approved by the Turlock City Council. The purpose of the amendment was to allow personal service businesses, such as hair salons, to operate as a home occupation business, provided that they comply with stated conditions. Previously, this type of business was prohibited. The amendment also added a revocation clause for those that do not comply with the conditions once issued the permit.

10.2 DEVELOPMENT GUIDELINES

In order to implement the General Plan and facilitate the process of development approvals, Plan policies in the Land Use and City Design elements call for preparation of development guidelines that will describe the City's standards for different types of development. These guidelines are implemented through staff-level reviews of project applications, typically resulting in the issuance of a Minor Discretionary Permit.

In January 1997, *City Design Guidelines* were adopted for new residential, commercial, and industrial development. In addition, new local street design standards were created to implement Plan neighborhood design goals.

The development of two more documents, the *Beautification Master Plan* and *Downtown Design Guidelines*, took place in 2003. The Beautification Master Plan establishes design guidelines for gateway streets to the City and the *Downtown Design Guidelines* details land uses for the greater downtown area along with suggested designs for buildings, signs, etc.

10.3 HOUSING ELEMENT PROGRAM IMPLEMENTATION

Recognizing the importance of providing adequate housing in all communities, the State of California has mandated a Housing Element within every General Plan since 1969. Section 65580 of the California Code states that the Element shall identify and analyze existing and projected housing needs. The Element must also contain a five-year housing plan with quantifiable objectives for the implementation of the goals and objectives of the Housing Element.

An update to the Housing Element was certified by the California Department of Housing and Community Development in December 2003. The Housing Element update summarizes that, for the most part, the City of Turlock has been very effective in carrying out the programs and policies of the last housing element.

The zoning ordinance has been comprehensively revised to create more opportunities for multifamily dwellings. In addition, the City put into place measures to assist in affordable housing development such as the First Time Homebuyers Program, the Density Bonus Ordinance, the Redevelopment Agency, and the Housing Trust Fund. However, as discussed in the update, housing affordability has become a major issue primarily due to market factors beyond the City of Turlock's control.

The "2004 Annual Housing Element Report," is attached to this report. This document reports on the City's progress in implementing the goals and programs established in the Turlock Housing Element. Also included in the document is the City's progress in meeting Regional Housing Needs (RHNA). The 2004 Annual Housing Element Report is also intended to fulfill the Department of Housing and Community Development's annual reporting requirements.

The City has made good progress on its goals of providing assistance to first-time homebuyers both monetarily (\$40,000 distributed to 23 families in 2004), and by providing information through workshops and a new "Community Resource Handbook."

Additionally, the Housing Division, in conjunction with the Turlock Redevelopment Agency, has acquired a site for the development of a permanent homeless shelter. Construction on the building is expected to commence in the spring of 2006.

The Housing Report includes a detailed account of the City's progress in meeting Regional Housing Needs (RHNA). This information shows that of the 5,833 new residential units required between the years 2000 and 2008, the City has added 2,597 dwelling units as of June 2005. Furthermore, the City has already met its requirement for "Above Moderate" income households. The City could only comply with its RHNA if all new homes from now on are affordable to "Very Low," "Low," or "Moderate" income households. Also worth noting is that the City approved twelve rezones that either changed the previous zoning designation from commercial to residential, or increased the density of residentially-zoned property. This resulted in adding 439 new homes to the residential inventory.

10.4 REORGANIZATION FOR ENHANCED PARKS AND RECREATION SERVICES

General Plan policies for parks and recreation relate to park acquisition and development, financing, and programming. Implementing Policy 4.1-h calls for examining the present organizational arrangement of park and recreation facility management and park maintenance to enhance these relationships. Implementing Policy 4.1-t calls for expanding the role of the Community Activities and Facilities Commission in Park planning. These organization changes are intended to make Parks and Recreation operations more efficient, to make the City's organizational structure more easily understood by its residents, and to emphasize the importance of the full range of Park and Recreation functions.

Maintenance of all city-owned landscaped areas and park planning and development is administered by the Public Service Maintenance Division of the Municipal Services Department. Recreation Services administer city-sponsored recreation programs.

Adoption of the Parks Master Plan in 1995, an increase in the Park Land dedication requirements, and the establishment of the Park Improvement Fee in June of 1999 increasing park fees to cover off-site improvements has had a major impact on meeting GP implementation policies. In addition, the Parks Master Plan was amended in 1999 to adopt a "Park Development and Acquisition Policy." Essentially, this policy set procedural standards for how park fees could be collected and spent.

The City installed play areas and/or play equipment to numerous city parks during 2002. Among the parks that received improvements are Christoffersen, Four Seasons, Ferreira Ranch, and Sunnyview Parks.

In 2002, the City began construction of the Turlock Sports Complex, a regional-serving community park. This park provides sports facilities including soccer and baseball fields as well as other park amenities for the adjacent high school, and the City of Turlock and its surrounding communities.

In order to maintain a viable document that meets the City's changing parks and recreation needs, the City of Turlock began a Review of its Parks Master Plan in 2002. Specifically, the Review effort involves making revisions to the text, tables, and diagrams to incorporate updated information and policy modifications that have occurred since 1995. One noteworthy revision is changing the parkland dedication standard from 4.2 to 4.5 acres of parkland per 1,000 residents based on the 2000 census and parkland inventory.

In 2004, the City adopted a (Mello-Roos) Community Facilities District, primarily

to fund police and fire services. However, a portion of the funds from the revenue stream are used to fund park maintenance and some recreational programs.

The following park improvements took place in 2004:

- ❖ Skate Park - Constructed a City skate park, located between the Police Department building and old DMV building along Starr Avenue, including a 14,400 square foot concrete pad, skate park components, sidewalks, handicap ramps, lights, receptacles, and drinking fountain.
- ❖ Christoffersen Park - Constructed a 20' X 30' pavilion with picnic tables, barbeques, and trash receptacles.
- ❖ Donnelly Park - Constructed a 30' X 30' pavilion with picnic tables, barbeques, and trash receptacles.
- ❖ Ferreira Ranch Park - Constructed 20' X 30' pavilion with picnic tables, barbeques, and trash receptacles. Also constructed a half court basketball court.
- ❖ Four Seasons Park - Constructed 20' X 30' pavilion with picnic tables, barbeques, and trash receptacles.
- ❖ Sports Complex - Constructed an amphitheater. Bike path along Taylor was completed. Gates and fencing around the complex were also constructed.

10.5 MONITORING AND EVALUATION OF THE GROWTH MANAGEMENT ORDINANCE

The GMO was rescinded in 1997. In 1998, the City of Turlock adopted an annexation policy that focuses annexations and growth to one quadrant of the city at a time. In 1999, the City adopted a policy that requires area-wide planning in conjunction with future annexations. Each area-wide plan shall address land use, circulation, housing, open space, infrastructure, public facilities and public services consistent with the goals and policies of the General Plan.

To formalize the city's commitment to remaining a compact and freestanding community, policies have been established to create permanent urban edges to the north and east of the city. The Taylor Road (north) urban edge will restrict growth

beyond Turlock Irrigation District Upper Lateral #3 and Taylor Road. Separation between Turlock and Denair (east) will be maintained through area-wide plans associated with annexations.

Following this growth management plan, the North Turlock Master Plan was adopted on October 9, 2001. Through the development of this Plan, 370 acres of unincorporated land was annexed to the City in March 2002 in an orderly fashion. The land uses, development concepts, guidelines and standards for the Plan are based on the broader vision established for the area in the General Plan.

In 2003, the City adopted the Northeast Turlock Master Plan. A unique feature of this 255 acre Plan is that it would define an urban/agricultural "edge" for the City in this area through the use of a 200-300 foot wide "greenbelt" along the eastern border of the Plan Area. By doing so, the City would be implementing General Plan policies addressing the importance of maintaining Turlock and Denair as distinct, noncontiguous communities.

The City is currently exploring the feasibility of future development in the Southeast Area, encompassing approximately 2,000 acres. As the first step to this objective, a transportation and infrastructure feasibility analysis for the Southeast Area was completed in 2003. The study identified major transportation issues, including a new interchange on highway 99, that have to be addressed prior to continuing the formulation of a Specific Plan for the area. Progress on this project is ongoing at this time.

10.6 SPHERE OF INFLUENCE AMENDMENT

Key General Plan policies relate to future urban expansion, and as a complement, promotion of continued agricultural production on lands not planned for urban use. Implementing these policies will require modifications to the City's 1992 Sphere of Influence, through both additions and deletions to the Sphere.

Decisions on the City's Sphere are made by the Stanislaus County Local Agency Formation Commission (LAFCO), which also makes decisions regarding annexations to cities and special district reorganizations. The City will initiate a request to LAFCO for the boundary modifications, and will prepare all necessary documentation to accompany it.

The Sphere of Influence was modified by LAFCO, including all industrial land designated on the General Plan Diagram, on August 25, 1993, Stanislaus County Local Agency Formation Commission Resolution No. 93-12.

A minor modification to the City's Sphere of Influence was adopted in June 2004, adding the Northeast Turlock Master Plan area to the City. The SOI modification "squares-up" the City's eastern edge, thereby creating a more easily identifiable boundary.

10.7 DOWNTOWN STRATEGIC PLAN IMPLEMENTATION

In February 1991, the City Council adopted a "Strategic Plan of Action" for Downtown Turlock. The *Downtown Master Plan* is one result of the Strategic Plan. Other projects proposed in the Strategic Plan are:

- Turlock Entryway Beautification, consistent with policies in the City Design Element calling for establishment of design guidelines and a zoning overlay district for entry areas;
- Downtown Area Gateway Identity;
- Downtown Transportation Center, the multimodal center discussed in Circulation Element section 5.3;
- Private Sector Design Guidelines, not addressed explicitly in the General Plan, but consistent with the Plan's Guiding Policies for Downtown;
- Economic Feasibility Studies, not addressed explicitly in the Plan, but consistent with the Plan's Guiding Policies for Downtown; and
- Establishment of a Downtown Action Committee, not addressed explicitly in the Plan, but consistent with the Plan's Guiding Policies for Downtown.

As required by the Master Plan, the downtown property and business owners formed the Property and Business Improvement District (PBID) in 1998 to assist in the maintenance of downtown improvements.

On November 13, 2001, another phase of the Downtown Master Plan, the "Main Street Streetscape" project was completed. The streetscape improvements to the downtown area included "bulbed" intersections with brick pavers, antique street

lights, the renovation of nine (9) public parking lots and improvements to storm drain lines.

The City of Turlock adopted a citywide *Beautification Master Plan* in January 2003. The Plan addresses the Highway 99 Corridor, major gateways off Highway 99, and major arterials through Turlock. The Plan identifies and provides design direction for the architectural and landscape elements for potential projects that would serve to enhance the visual image of the City.

Downtown Design Guidelines & Overlay Zoning Ordinance was adopted in September 2003. It's objective is to further the City's vision for downtown Turlock by establishing guidelines and standards that will provide land use and physical design details necessary to guide future downtown investments toward revitalizing the City's core.

10.8 INITIATE REDEVELOPMENT PROJECT

The City has had a Redevelopment Agency since the early 1980s. During the early years, the Agency had been inactive because voters overturned the establishment of a Redevelopment Area. In 1992 the City Council reactivated the Agency and directed City staff to study choices for establishing a new Redevelopment project area. In July 1992 the Redevelopment Agency adopted a resolution establishing that "any redevelopment plan to be adopted by it shall exclude the use of condemnation for the purpose of land assembly for private projects, and the use of condemnation by the agency shall be strictly limited to the same public purpose test and standards that apply to the City of Turlock in the exercise of its condemnation powers." This resolution restricting the powers of the Redevelopment Agency is intended to relieve the concerns of property owners and other interested parties who opposed earlier redevelopment efforts because of the potential for condemnations.

In the first quarter of 1993 the City Council, acting as the Redevelopment Agency, adopted a Redevelopment Project Area encompassing most of the older areas of the City. In 1994, a Redevelopment Plan was certified by the Agency. In 1996, Amendment No. 1 to the Turlock Redevelopment Plant was completed. This area comprised of an additional 2073 acres of land, resulting in a combined Redevelopment Project Area of approximately 4,319 acres.

In 2002, the Redevelopment Agency hired a consultant and commenced holding public workshops to discuss a mixed-use project downtown, on property purchased

by the City. Possible land uses include housing for various income levels, a new regional library, and expansion of an existing Arts Center.

The "Commercial Building Improvement Program" was utilized by various downtown businesses during the calendar year 2004. Included in these projects was the re-use of an old metal warehouse building into an indoor soccer facility. Several downtown businesses took advantage of the City's program to upgrade façades and make internal building improvements.

Additionally, the following redevelopment projects were initiated/accomplished in 2004:

- ❖ Establishment of a permanent homeless shelter/resource center
- ❖ Renovation of the Carnegie Art Center and the regional county library
- ❖ Development of a permanent taco truck plaza
- ❖ Approval of a forty-unit senior housing project (Crane Terrace)
- ❖ Installation of water, sewer, and storm drain lines in the future Westside Industrial Specific Plan area

2004 HOUSING ELEMENT PROGRESS REPORT

Regional Housing Needs Assessment – Implementation Statistics

The City of Turlock adopted an updated Housing Element in October 2003. A required element of the Housing Element includes information regarding the Regional Housing Needs Assessment (RHNA). The current RHNA schedule is 2000-2008.

The RHNA requires the construction of new dwelling units throughout Stanislaus County. Housing needs are divided among four income levels defined by the federal Department of Housing and Urban Development (HUD). These income levels are Very-Low [less than 50% of Area Median Income (AMI)], Low (50-80% of AMI), Moderate (80-120% of AMI) and Above-moderate (greater than 120% of AMI). HUD calculates the AMI on an annual basis.

As a result of the 2000 RHNA for Stanislaus County, Turlock must make available adequate sites to allow for the construction of 5,833 new units between 2001 and 2008. The following table displays construction during the years 2001 and 2002.

Income Group/Percent of Households	Construction Need	2001-2002 Construction	Remaining Construction Need	Needs per years 2003-2005 to fulfill RHNA requirements
Very Low – 22%	1,283	80	1,203	183
Low – 17%	991	105	886	142
Moderate – 21%	1,225	135	1,090	175
Above Moderate – 40%	2,334	1,053	1,281	333
TOTAL	5,833	1,373	4,460	833

Fig. 1 – Source: 2001 Regional Housing Allocation Plan, StanCOG, 2001

Displayed below is construction during 2003, 2004, and the first half of 2005.

New Construction – Units					
	Very Low	Low	Moderate	Above Moderate	Total
2003	150	5	19	830	1004
2004	87	17	4	690	798
2005	6	57	1	24	88
TOTAL	243	79	24	1,544	1,890
TOTAL units as of 6/05	323	184	159	2,597	3,263

Fig. 2 – Source: Permits Issued, City of Turlock, 2005

A summary of units built between January 2000 and June 2005 follows:

Remaining Construction Need			
	Construction Need	Units Built 2000-2005	Remaining Need
Very Low – 22%	1,283	323	960
Low – 17%	991	184	807
Moderate – 21%	1,225	159	1,066
Above Moderate – 40%	2,334	2,597	(263)

Progress Toward Housing Element Goals/Programs

Policy 1-2-1 Continue to use HOME funds to assist households with first time homebuyer down payment assistance.

During the 2004 calendar year, the City used HOME funds to assist 23 families in securing the down payment of their first home. Each family received \$40,000 for this purpose. As housing prices were steadily increasing in the City, the Housing Division re-evaluated the dollar amount provided to new homebuyers, and subsequently has been successful in increasing the down payment assistance to \$60,000 per family.

Policy 1-3-1 Actively support efforts of homeless service providers in establishing additional short-term beds for all segments of the homeless population.

The Housing Division, in conjunction with the Turlock Redevelopment Agency, has acquired a site for the development of a homeless shelter. The site is ideally located in close proximity to personal services organizations including the United Samaritans Foundation and the Salvation Army. An architect has been hired to assess the feasibility of reusing the warehouse building on the property versus constructing a new building for the shelter. In either case, construction on the facility is expected by March, 2006.

Policy 2-1-3 Amend the Turlock Municipal Code to reflect the recent changes in state law pertaining to the construction of second dwelling units (AB 1866 – Wright).

In response to AB 1866, regarding the addition of a second dwelling unit to residential property, the City of Turlock amended the Zoning Ordinance (TMC §9-2-119) in order to comply with state law. As a result of this amendment, second dwelling units, which, prior to AB 1866, required the issuance of a Minor Discretionary Permit, now can be obtained through the Minor Administrative Approval process. This greatly reduced the processing time and cost to the applicant, and eliminated the discretionary land use issues associated with second dwelling units. However, the applicant must adhere to a short list of conditions pertaining to ownership, parking, and architectural design.

Policy 3-3-2 Acquire a site of at least five acres in size for the development of at least 50 affordable housing units to preserve the inventory of land available for affordable housing.

The Housing Division has secured a four acre site in the southwest quadrant of the City for the development of a single family affordable housing project. Based on a proposed subdivision map, the site would be divided into 23 single family residential lots. Data from the Consolidated Plan for the City of Turlock identifies a high need for affordable single family residences, especially within this Census Tract (identified as Census Tract 38.02). The City of Turlock/Stanslaus County HOME Consortium FY 2000/2004 Consolidated Plan states that low income families face burdens of inadequate housing due to the constraints of available properties (either rental or owner-occupied) and properties adequate in size for their family size. Providing available land for single family residential subdivisions and financial assistance in the development of a residential

community will assist in meeting this need. Community Development Block Grant Funds were used to acquire the subject site.

Policy 3-3-3 Implement the provisions of AB 2292 (Dutra) and prevent the downsizing of a residential property without a concomitant upzoning of a comparable property.

In 2003, the State of California passed AB 2292, commonly known as the "No Net Loss" legislation, that would allow for the down-zoning of residential properties only when there was substantial evidence that the down-zone would not interfere with the jurisdiction's ability to meet its share of the regional housing need. Such findings could include, but are not limited to, the past or concurrent up-zone of a similar property.

In response to AB 2292, the City of Turlock has kept a record of all rezones, including some that were approved prior to the legislation. Since 2001, the City of Turlock has approved 13 rezones that involve residential properties. Twelve of the rezones increased both the density and total area of residential zoned land. Only one rezone resulted in a loss of residential zoned land. The following table details these rezones:

Zoning Statistics - AB 2292 "No Net-Loss"							
Project No.	Previous Zoning	New Zoning	Lot Size (acres)	# Units	Density	Change	Location
VTSM 01-04	C/O	R-M	5.52	65	11.8	65.0	4131 Geer
VTSM 02-01	AG	R-L	20	57	2.9	54.0	1900 E Monte Vista
VTSM 02-10	C/C	R-L 4.5	2.01	11	5.5	11.0	2240 Shetland
VTSM 02-15	C/C	R-L 4.5	3.5	20	5.7	20.0	151 Glenwood
VTSM 03-05	R-L	IND	3.8	0	-7.0	-26.6	901 Linwood
VTSM 03-03	C/C	R-L	6.75	35	5.2	35.0	2010 Divanian
VTSM 03-11	C/C	R-L 4.5	9.55	44	4.6	44.0	100 N Tully
VTSM 04-09	H/C	R-M	1.5	9	6.0	9.0	2032 Divanian
VTSM 04-12	C/C	R-L	30	142	4.7	142.0	3919 Golden State
VTSM 04-15	C/C	R-L	1.9	10	5.3	10.0	2280 Shetland
VTSM 05-07	R-L	R-M	2.9	30	10.3	9.7	2129 W Tuolumne
VTSM 05-12	R-L	R-M	20.19	164	8.1	22.7	4312 Colorado
PD 221	C/O	R-H	1.04	44	42.3	44.0	1318 Canal Dr
Totals			108.66	631	8.1	439.8	

The 13 rezones impacted roughly 108 acres, approving the construction of 631 new residential units. That is an increase of 439 total units more than would have been allowed under previous zoning, including the loss of a potential 26 units on the one property rezoned from low-density residential to industrial. Therefore, the City has surpassed the "No Net Loss" objective of AB 2292.

Policy 4-1-1 Continue to promote orderly growth through the Planning Area Quadrants established by the Quadrant Policy that focuses annexations and growth to one area at a time to allow for timely and efficient use of infrastructure and resources.

The City has continued to implement this policy with the adoption of the Northeast Turlock Master Plan in February 2004. After adoption of the Plan, 255 acres were annexed to the City. The Plan establishes land uses, infrastructure requirements and

design guidelines for urban development. Furthermore, the Plan includes a greenbelt buffer along the eastern edge, implementing General Plan policies that speak to the importance of providing separation between Turlock and neighboring communities.

Policy 5-1-1

Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law. Continue participation in Project Sentinel as per the consolidated plan. Conduct regular workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections.

Project Sentinel disseminates fair housing information through flyers and educational meetings. Approximately 240 individuals received assistance from Project Sentinel during the 2004 calendar year. Workshops were held on a monthly basis, ranging from a variety of topics related to the acquisition and maintenance of single-family homes to the rights and responsibilities of renters and landowners.

The Housing Division also updated the "Community Resource Handbook" during the year 2004 in order to provide current information that would assist the public in identifying organizations to contact for a variety of housing issues and services. The 83 page handbook is available in print and on the City's website. This handbook includes information not only about Housing, but also credit agencies, renters rights, disabled services, temporary shelters, senior and youth services, emergency and city department contact phone numbers, and consumer resources.